

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 12, 1967

Appeal No. 9268 Parkside Terrace Apartments, Inc., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on July 19, 1967.

EFFECTIVE DATE OF ORDER - Dec. 11, 1967

ORDERED:

That the appeal for permission to erect apartment house with roof structures in accordance with Section 3308 and to provide parking spaces between the building and Wheeler Road located at Valley Avenue, 9th Street and Wheeler Road, SE., lot 3, square 5926, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-5-A District.
- (2) It is proposed to erect an eight (8) story apartment building containing approximately 291 units.
- (3) The property fronts on 9th Street, Wheeler Road and Valley Avenue, SE.
- (4) The property includes a valley having steep sides. The average gradient from the south property line to the north property line at Valley Avenue is 19%, an 85 foot drop in 500 feet. The average gradient of 9th Street, the west boundary, is 6%. The land rises sharply upward from 9th Street, Wheeler Road and Valley Avenue in steep banks.
- (5) The proposed apartment building will contain 291 units; 22% of which are 3-bedroom units, 56% are 2-bedroom units and 22% are 1-bedroom units.
- (6) Section 7202.1 requires that apartments in the R-5-A District provide one parking space for each unit.

(7) Appellant asserts that the topography of this site requires excavation and removal of approximately 75,000 cubic yards of earth. The excavation will provide a plateau sloping the parking area toward the building at an approximate 6% grade. The access to this plateau is limited to the high point of 9th Street.

(8) Appellant states that it is necessary to extend the parking area for approximately 27 cars into the area between the 80 foot set-back line and the 15 foot building restriction line, this being the only area of the lot that can be graded flat enough to allow parking. The area varies from 18 feet to 4 feet above 9th Street and will be landscaped and screened.

(9) The total lot area is 303,913.80 square feet and the gross floor area is 273,405.18 square feet, with an FAR of 0.8996.

(10) The roof structure is 2,451.26 square feet in area and will house the elevator machinery, exhaust fans, expansion tanks, and -cooling towers.

(11) The FAR of the roof structure is 0.0081.

(12) The material and color of the street facade and the roof structure will be off-white coated brick.

(13) This appeal was filed and heard under plans by Berla and Abel, architects, drawings No. 10,11, and 14, approved by Mr. Arthur P. Davis, architect-member of the Board, on July 19, 1967.

(14) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:+

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that the requested relief can be granted without substantial detriment to the public good or impairment to the purpose and intent of the Regulations. We hold that the front of this building is on Valley Avenue although this may not have been used to determine the height of the building. Even so, appellant needs a variance to permit parking in front of the building as it fronts on three streets.

The Board concludes that the roof structures of this proposed apartment building will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.